

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4701 Cumberland Ave., Chevy Chase	Meeting Date:	9/19/2017
Resource:	Primary (Pre-1915) Resource (Somerset Historic District)	Report Date:	9/12/2017
Applicant:	John and Ilhem Salamon	Public Notice:	9/5/2017
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/36-17H	Staff:	Michael Kyne
PROPOSAL:	New entrance construction		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with conditions** the HAWP application.

- 1. Railing details will be submitted, with final review and approval delegated to staff.**
- 2. The stone foundation to be rebuilt on the left side of the house will be rebuilt in-kind, with stone to match the historic foundation.**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary (Pre-1915) Resource within the Somerset District
STYLE: Shingle
DATE: c. 1897-1906

PROPOSAL

The applicants propose to rebuild the failing stone foundation and construct a new below grade areaway on the left side of the subject property. The stone foundation will be rebuilt in-kind, with stones to match the historic foundation. Below the rebuilt stone foundation, the proposed areaway wall will be constructed from concrete block. The new areaway will include a concrete block retaining wall with 42” metal safety railing, a metal pipe handrailing along the new areaway steps, and a steel basement-level entry door.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Somerset Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, and *the Secretary of the Interior’s Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

#2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

#10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicants propose to rebuild the failing stone foundation and construct a new below grade areaway on the left side of the subject property. The stone foundation will be rebuilt in-kind, with stones to match the historic foundation. Below the rebuilt stone foundation, the proposed areaway wall will be constructed from concrete block. The new areaway will include a concrete block retaining wall with 42” metal safety railing, a metal pipe handrailing along the new areaway steps, and a steel basement-level entry door.

Staff is generally supportive of the applicants’ proposal. The proposed work is at the foundation-level and/or below grade on a secondary elevation of the subject property. The only proposed feature that is above grade is the code-compliant safety railing. Although the applicants have indicated that the proposed safety railing will be a 42” metal railing, design details have not been submitted. Staff recommends a condition of approval, stipulating that railing details will be submitted, with final review and approval delegated to staff.

Per staff’s September 12, 2017 telephone conversation, the applicants are amenable to rebuilding the stone foundation in-kind, with stone to match the historic foundation. As this is not specified in the submitted plans, staff recommends that it be stipulated as a condition of approval.

Staff finds that, with the aforementioned conditions, the proposed work items will not alter or remove character-defining features of the subject property and will have a minimal visual impact on the surrounding historic district, at best.

After full and fair consideration of the applicant’s submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation #2, #9 & 10 outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with the conditions specified on Circle 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or

michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: john.salamon@gmail.com Contact Person: John Salamon
 To: Account No.: 00537030 Daytime Phone No.: 202-680-9449
 Name of Property Owner: John + Ilhem Salamon Daytime Phone No.: As above
 Address: 4701 Cumberland Ave, Chevy Chase, MD 20815
Street Number City State Zip Code
 Contractor: F+R LLC Phone No.: 240-388-8718
 Contractor Registration No.: 0003567104
 Agent for Owner: Frank Gomez Daytime Phone No.: As Above

LOCATION OF BUILDING/PROJECT

House Number: 4701 Cumberland Street: Ave.
 Town/City: Chevy Chase Nearest Cross Street: Warwick Rd
 Lot: P20 Block: 2 Subdivision: 0044
 Lot: 18095 Folio: 0097 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> Add	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)	<input checked="" type="checkbox"/> Other: <u>Basement Door</u>				

1B. Construction cost estimate: \$ 10,000

1C. If this is a revision of a previously approved above permit, see Permit # No

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND PERMIT ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Sepsis 03 Other: _____
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE-RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept that to be a condition for the issuance of this permit.

[Signature] Signature of owner or authorized agent 8-21-2017 Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

810820

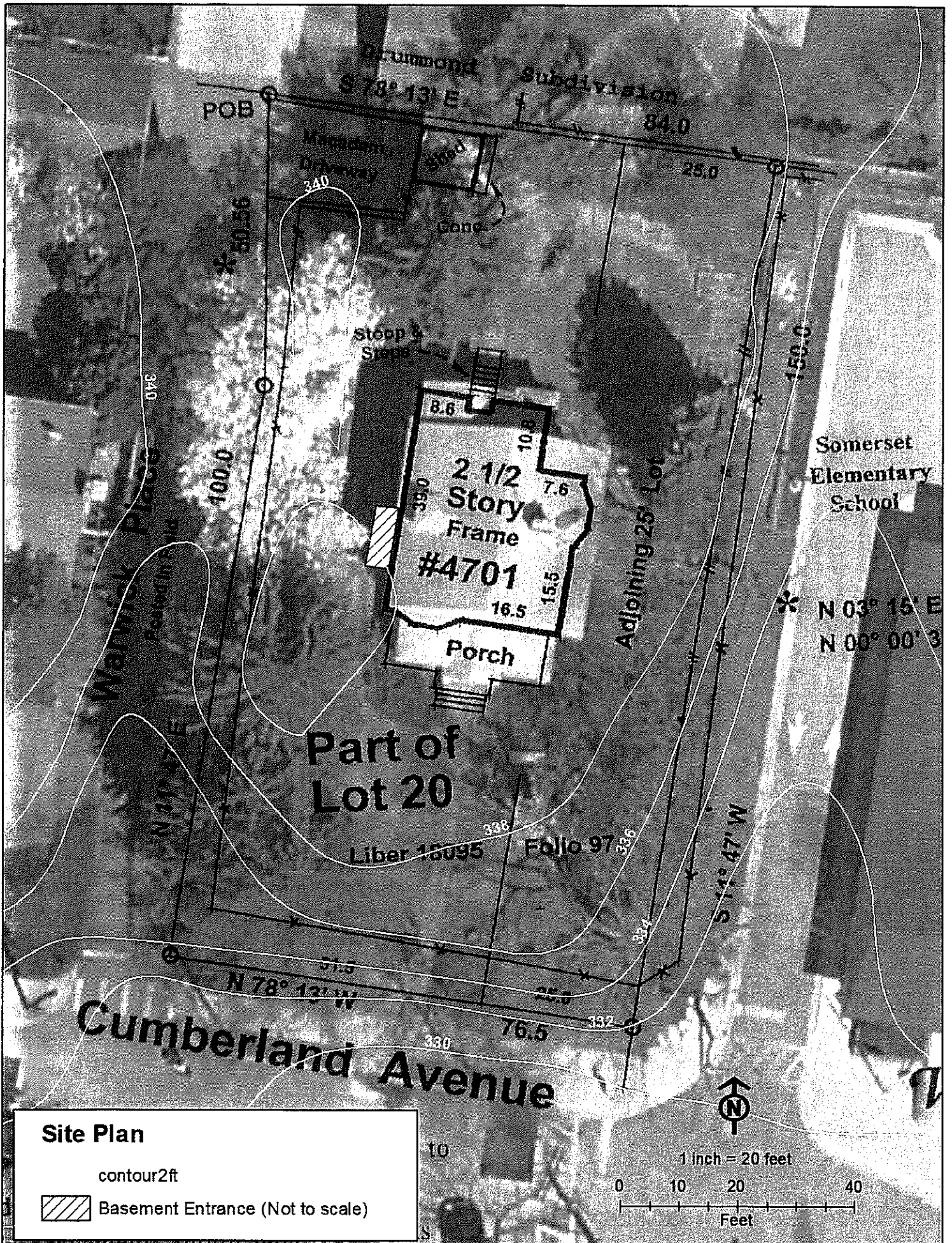
1. Written Description of Project:

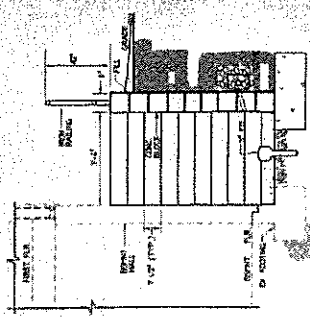
- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The house is a four square built around 1905. There is a small addition on the rear added in 1990-1991. The exterior of the house is wooden siding and wooden shingles. The foundation is stone. The property is wedged between Somerset Elementary School and an alleyway. There is a large yard with many trees.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Add a basement door to the side of the house. We are only seeking a permit for the door at this time. We are planning on undergoing major interior renovations and in order to expedite the project, we will seek another HAWP for additional exterior work on the house and property in the future. We picked the location for the door where there is structural damage to the foundation and 1st floor wall. The foundation and the wall of the first floor bows outwards away from the house. Part of the project will be to repair the foundation and straighten the wall. There will be a 10 foot section of the foundation that will be replaced.

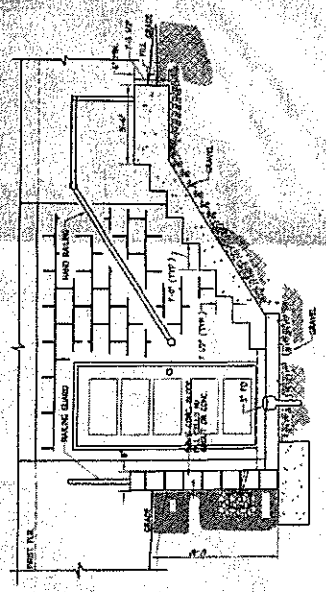




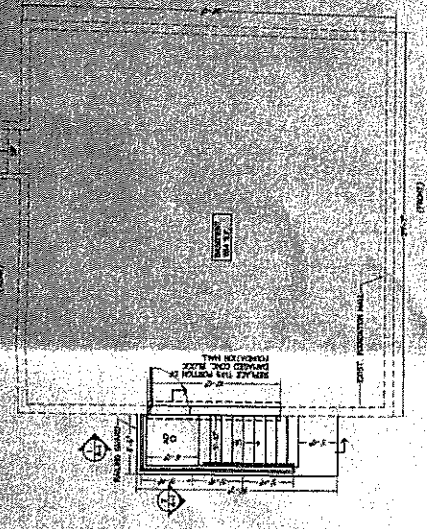
ELEVATION
NOT TO SCALE

RETAINING WALL NOTES

- REPAIRS TO EXISTING RETAINMENT SHALL BE APPLIED
- ALL EXISTING WALLS SHALL BE REPAIRED TO ORIGINAL CONDITION
- VERTICAL SETBACK RETAINMENT SHALL BE SETBACK AND SHALL BE FILLED WITH GRAVEL
- ALL WITH VERTICAL RETAINMENT SHALL BE FILLED WITH GRAVEL



SECTION
NOT TO SCALE



BASEMENT ENTRANCE PLAN
NOT TO SCALE

STAIRS
EXISTING JOIST OR WALL
DO NOT REMOVE

DATE	DESCRIPTION
10/1/00	FOUNDATION WALL REPAIR
10/1/00	BASEMENT ENTRANCE

4. Materials Specifications:

- Steel Door
- Concrete Block



Photo of area where the door will be added.

7. Adjacent and confronting property owners:

owners_nam	owners_n_1	owners_add	owners_cit	owners_sta	owners_zip	owners_z_1
BOARD OF EDUCATION		850 HUNGERFORD DR	ROCKVILLE	MD	20850	0
KAPPAZ WILLIAM	KAPPAZ LAURA	4616 DRUMMOND AVE	CHEVY CHASE	MD	20815	5433
KLAPOW MARK A & KELLY A		4707 CUMBERLAND AVE	CHEVY CHASE	MD	20815	5457
MARTIN DAVID C & E D B		4700 DRUMMOND AVE	CHEVY CHASE	MD	20815	0
MATTICE ALICE L		4620 DRUMMOND AVE	CHEVY CHASE	MD	20815	0
MESIROW JOHN B & J A		4701 CUMBERLAND AVE	CHEVY CHASE	MD	20815	5457
SCHNEIDER IRVING & Z D		5812 WARWICK PL	CHEVY CHASE	MD	20815	0

